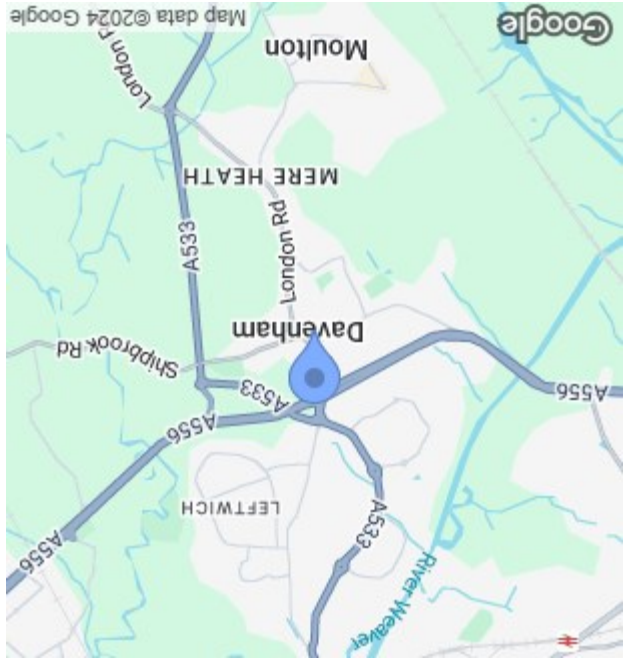
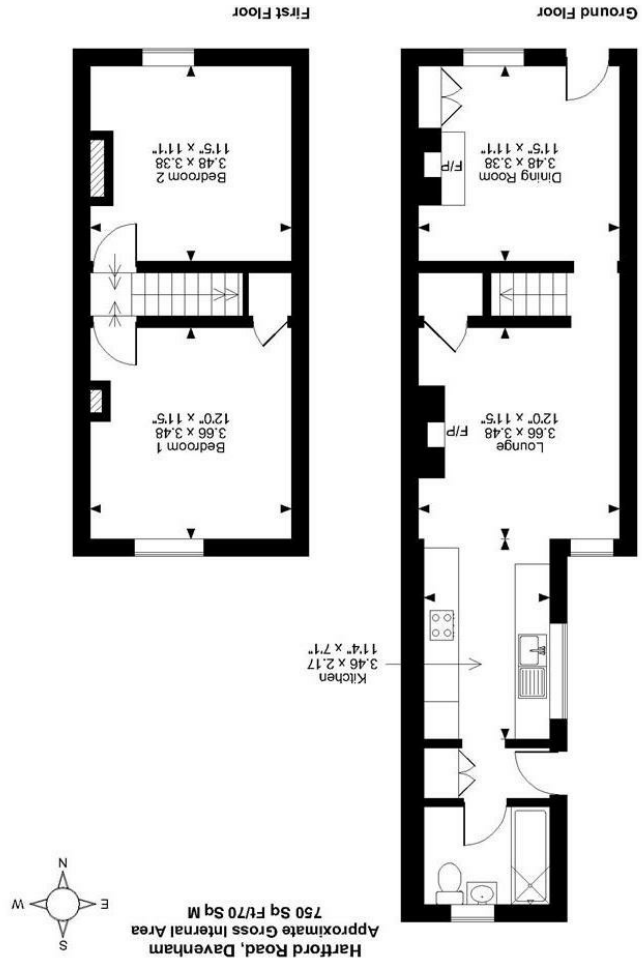


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
(92 plus)	(91-100)
Very energy efficient - lower running costs	
Current	Potential
66	85

Energy Efficiency Rating



23 Hartford Road
Davenham
Northwich
Cheshire
CW9 8JA



Asking Price
£250,000

This charming, fully modernised period property is perfectly located in the centre of Davenham village and is walking distance to the shops, restaurants and other amenities on offer and also the village Primary School. On entering the property you are greeted by a stylish dining room with bespoke cabinetry and shelving, a central fireplace and wood effect flooring that continue through both reception rooms. To the rear is a fantastic open plan kitchen living space, the contemporary kitchen is fitted with a range of white gloss units offering a wide range of storage options and complemented by dark granite effect work tops, mosaic tiling and a selection of integrated appliances, a rear hallway provides access to the rear garden and has useful built in storage. The bathroom completes the downstairs space and has a white suite including a bath with drench style shower head over. To the first floor are two generous double bedrooms with fresh modern decor. To the rear there is an outstanding south facing garden stocked with a wide selection of mature trees and shrubs, there is also a perfectly positioned decked sun terrace.

